

### 2.3.1 OR Office/Residential District

The following provisions shall apply in the OR Office/Residential District unless otherwise provided in these regulations:

#### A. Permitted Uses:

Accessory buildings or uses  
 Agricultural uses  
 Bed and Breakfasts  
 Churches, parish halls and temples  
 Colleges, schools and institutions of learning (except training schools)  
 Convents and monasteries which accommodate eight or fewer persons  
 Country clubs  
 Day care centers, day nurseries, nursery schools and kindergartens  
 Doctors offices, including accessory medical laboratories as part of a  
     planned medical complex or medical office building  
 Dwellings, Single-family  
 Garage or yard sale  
 Golf courses, except miniature courses, driving ranges, or privately  
     owned golf courses operated for commercial purposes  
 Home occupations  
 Libraries, museums, historical buildings and grounds, arboretums,  
     aquariums, and art galleries  
 Offices, professional and business  
 Parks, playgrounds, and community centers  
 Residential care facilities  
 Temporary buildings, the uses of which are incidental to construction  
     operations being conducted on the same or adjoining lot or tract,  
     and which shall be removed upon completion or abandonment of  
     such construction, or upon the expiration of a period of two years  
     from the time of erection of such temporary buildings, whichever is  
     sooner

#### B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

#### C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

#### D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.35
2. Maximum Density: .....12 dwellings per acre

### 2.3.2 OR-1 Office/Residential District

The following provisions shall apply in the OR-1 Office/Residential District unless otherwise provided in these regulations:

#### A. Permitted Uses:

All uses permitted in the **OR Office Residential District**, as well as the following use(s):

- Artist studios
- Assisted Living Residence
- Barbers/Cosmetologists/Hairdressers/Manicurists
- Boarding, lodging houses
- Community residences
- Computer programming services
- Convents and monasteries
- Dwellings, Multiple family
- Dwellings, Two-family
- Family care home (mini-home)

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

#### C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

#### D. Maximum Density and FAR

1. Maximum Floor Area Ratio:  
.....1.0
2. Maximum Density: .....34.84 dwellings per acre

### 2.3.3 OR-2 Office/Residential District

The following provisions shall apply in the OR-2 Office/Residential District unless otherwise provided in these regulations:

#### A. Permitted Uses:

All uses permitted in the **OR Office Residential District**, as well as the following use(s):

- Artist studios
- Assisted Living Residence
- Barbers/Cosmetologists/Hairdressers/Manicurists
- Boarding, lodging houses
- Community residences
- Computer programming services
- Convents and monasteries
- Dwellings, Multiple family
- Dwellings, Two-family
- Family care home (mini-home)

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

#### C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

#### D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 3.0
2. Maximum Density: .....58.08 dwellings per acre

### 2.3.4 OR-3 Office/Residential District

The following provisions shall apply in the OR-3 Office/Residential District unless otherwise provided in these regulations:

An apartment and office building district allowing businesses normally incidental to the primary uses located within the same building, and not allowing such incidental business uses to be accessible and evident from the outside of the building.

#### A. Permitted Uses:

All uses permitted in the **OR Office Residential District**, as well as the following use(s):

Apartment hotels, and office buildings, including businesses customarily incidental to such uses conducted for the convenience of the occupants and provided all entrances, designs, signs, and show windows for such uses shall not be evident from the outside of the building

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding, lodging houses

Business schools

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Family care home (mini-home)

Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business

Medical laboratories, excluding for-profit blood collection centers

Photographic portrait studios

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

#### C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

#### D. Maximum Density and FAR

1. Maximum Floor Area  
Ratio:.....4.0

2. Maximum Density:

- a. For 0 bedroom dwelling units only.....435 dwellings per acre
  - b. For 1 bedroom dwelling units only.....217 dwellings per acre
  - c. For 2 or more bedroom dwelling units only...145 dwellings per acre
- 3. Use Mix: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of **Chapter 5** shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

### 2.3.5 OTF Office/Tourist Facility District

The following provisions shall apply in the OTF Office/Tourist Facility District unless otherwise provided in these regulations:

Apartment, hotel and office building district, allowing businesses normally incidental to the primary uses located within the same building and allowing such incidental business uses to be accessible and evident from the outside of the building.

#### A. Permitted Uses:

All uses permitted in the **OR Office Residential District**, as well as the following use(s):

- Apartment hotels
- Artist studios
- Assisted Living Residence
- Barbers/Cosmetologists/Hairdressers/Manicurists
- Boarding, lodging houses
- Business schools
- Clubs, private nonprofit
- Commercial business may be conducted in the structure of the primary use, provided that such business is customarily incidental to the primary use and for the convenience of the occupants
- Community residences
- Computer programming services
- Convents and monasteries
- Dwellings, Multiple family
- Dwellings, Two-family
- Extended stay lodging
- Family care home (mini-home)
- Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business
- Hotels
- Libraries, museums, historical buildings and grounds, arboretums, aquariums and art galleries
- Medical laboratories, excluding for-profit blood collection centers
- Motels
- Photographic portrait studios
- Tourist homes

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

#### C. Property Development Regulations:

Refer to the applicable Form District requirements in **Chapter 5** for lot size, setback, building height and other restrictions.

#### D. Maximum Density and FAR

1. Maximum Floor Area Ratio.....4.0
2. Maximum Density:
  - a. For 0 bedroom dwelling units only.....435 dwellings per acre
  - b. For 1 bedroom dwelling units only.....217 dwellings per acre
  - c. For 2 or more bedroom dwelling units only      145 dwellings per acre
3. Use Mix: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of **Chapter 5** shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.